175.0	0005	0009.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	777,600	/	777,600
USE VALUE:	777,600	/	777,600
ASSESSED:	777,600	/	777,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		NICOD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JOUN MYONG/SU
Owner 2:	
Owner 3:	
Street 1:	15 NICOD ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MALONE BRIAN W JR/ETAL -
Owner 2:	MALONE CHRISTINE E -
Street 1:	15 NICOD ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1956, having primarily Wood Shingle Exterior and 2105 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	350,700	6,900	420,000	777,600
Total Card	0.138	350,700	6,900	420,000	777,600
Total Parcel	0.138	350,700	6,900	420,000	777,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 369.44 | /Parcel: 369.4

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	117484
GIS Ref	
GIS Ref	
Insp Date	07/21/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 175.0-0005-0009.0

!13670!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	350,700	6900	6,000.	420,000	777,600	777,600	Year End Roll	12/18/2019
2019	101	FV	278,300	7000	6,000.	414,000	699,300	699,300	Year End Roll	1/3/2019
2018	101	FV	288,500	3500	6,000.	318,000	610,000	610,000	Year End Roll	12/20/2017
2017	101	FV	288,500	3500	6,000.	300,000	592,000	592,000	Year End Roll	1/3/2017
2016	101	FV	288,500	3500	6,000.	276,000	568,000	568,000	Year End	1/4/2016
2015	101	FV	265,900	3500	6,000.	258,000	527,400	527,400	Year End Roll	12/11/2014
2014	101	FV	265,900	3500	6,000.	237,600	507,000	507,000	Year End Roll	12/16/2013
2013	101	FV	265,900	3500	6,000.	237,600	507,000	507,000		12/13/2012

PRINT

Date	Time
12/11/20	03:35:40

LAST REV

Date	Time
10/22/19	10:34:14
danam	

USER DEFINED

Prior Id # 1:	117484
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13670

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MALONE BRIAN W	42222-284		3/12/2004		500,000	No	No		
BURNS JAMES/ETA	29593-325		12/29/1998		285,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/28/2019	724	New Wind	11,462	C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/21/2018	Inspected	HS	Hanne S
6/26/2018	MEAS&NOTICE	BS	Barbara S
11/21/2008	Meas/Inspect	189	PATRIOT
7/28/2004	MLS	MM	Mary M
12/21/1999	Mailer Sent		
12/13/1999	Measured	256	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	6									420,000						420,000	

Total AC/HA:	0.13774	Total SF/SM:	6000	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	420,000	Spl Credit		Total:	420,000

EXTERIOR INFORMATION

Type:	5 - Cape
Sty Ht:	1T - 1 & 3/4 Sty
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	TAN
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Very Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.28868604
Const Adj.:	1.00088990
Adj $ / SQ:	135.432
Other Features:	88400
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	367571
Depreciation:	16908
Depreciated Total:	350663

COMMENTS

BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3			Baths: 2				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

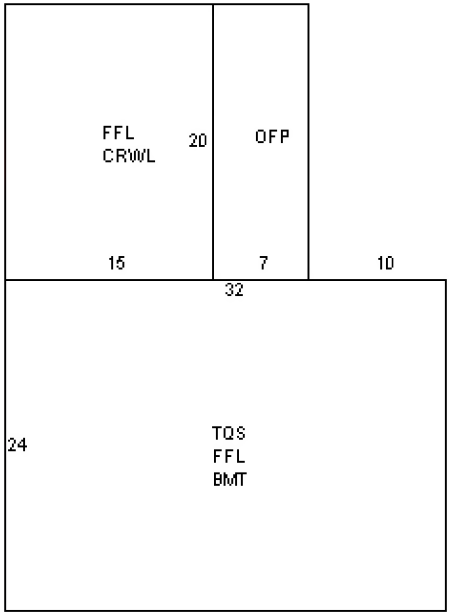
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	135.43
Special Features:	0	Val/Su Net:	122.97
Final Total:	350700	Val/Su SzAd	213.32

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,068	135.430	144,642
BMT	Basement	768	60.500	46,462
TQS	3/4 Story	576	135.430	78,009
CRWL	Crawl Space	300	20.310	6,094
OFP	Open Porch	140	28.310	3,964

Net Sketched Area:	2,852			Total:	279,171
Size Ad	1644	Gross Are	3044	FinArea	2105

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 175.0-0005-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X18	A	AV	1960	28.89	T	40	101			3,100			3,100
19	Patio	D	Y	1	7X14	A	AV	1980	6.00	T	31.2	101			400			400
22	Wood Deck	D	Y	1	9X16	A	AV	2000	12.94	T	15.2	101			1,600			1,600
22	Wood Deck	D	Y	1	12X14	A	AV	2006	11.95	T	10.4	101			1,800			1,800

More:	N	Total Yard Items:	6,900	Total Special Featues:	
				Total:	6,900